



111 East Chestnut Condominium Association
Board of Directors Meeting Minutes
February 15, 2019

A meeting of the Board of Directors of the 111 East Chestnut Condominium Association (“The Association”), an Illinois not-for-profit corporation, was called to order on Friday, February 15, 2019 at 1:09pm in the Chestnut Room, 111 East Chestnut Street, Chicago, IL, pursuant to the By-Laws.

Directors Anthony Milazzo, Jane Santogrossi, Carolann Randall, Serap Brush and Susan Koralik were present. Also present were Sudler Property Management employees Robert Graf – Executive Vice President and Sara Rudnik - Property Manager. One (1) homeowner was in attendance.

President Milazzo made a motion to approve the Agenda with the exclusion of the treasurer’s report which will be presented next month. Vice President Brush seconded the motion. The motion passed unanimously.

President Milazzo made a motion to approve the closed session minutes from the January 10, 2019 meeting. Secretary Randall seconded the motion. The motion passed unanimously.

President Milazzo made a motion to approve the open session minutes from the January 10, 2019 meeting. Director Koralik seconded the motion. The motion passed unanimously.

Management Report

Property Manager Sara Rudnik gave the Management Report:

- Our next board meeting will be on March 14th.
- Management is in the process of providing the necessary paperwork to our auditor for our 2018 year end audit.
- The 2019 Annual homeowners meeting will be held on Thursday, April 18
- Concrete façade project will commence as soon as weather permits, either end of March or early April
- Canopy glass replacement piece is in production and should be installed beginning of March
- The re-piping and new valves installation for the domestic hot water valves work is scheduled for later next week.
- Work on elevator #6 continues. Otis estimates they will complete their work the end of next week and the City inspector is scheduled to inspect the elevator on February 27.

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Director Ellertson-Vilt joined the meeting at 1:14pm.

President Milazzo inquired about a couple of items:

- What was the cost for the isolation valves for the boiler heat exchangers?
 - Answer from Manager Rudnik: \$7,000
- What was the cost for the removal of excess piping in the boiler room?
 - Answer from Manager Rudnik: \$9,700
- Regarding the north deck sound barrier – we want to make sure the commercial owner is building the sound barrier as specified by our architect and acoustical engineer. The board is concerned the work will not be performed per our specifications or it will continue to be delayed. We want the work completed before this summer's pool season.

Manager Rudnik announced that the office's part time administrative assistant, Jonathon Mendoza, will be joining the office staff full time. His start date will be on or about March 1.

President Milazzo made a motion to approve the 22.1 disclosure. Secretary Randall seconded the motion. The motion passed unanimously.

New Business

President Milazzo reviewed the proposals received for the 2019 window washing. Bids were received from Corporate Cleaning Services, Service One and Shine On Group. Prices ranged from \$7,925 - \$15,600 for cleaning the exterior windows with the lowest price offered by Corporate Cleaning. Discussion was held. President Milazzo made a motion to approve Corporate Cleaning's proposal of \$7,925 for the exterior windows, \$550 for the entrance canopy and \$720 for the Chestnut Room pending any further reductions Manager Rudnik can negotiate. Director Koralik seconded the motion. The motion passed unanimously.

President Milazzo revisited the previous comments made about Otis Elevator's progress on the repairs to elevator #6. Manager Rudnik noted that management and our consultant are not pleased with Otis' performance and it's understood the effect this has on all of the low rise residents' day to day lives. We are pushing as hard as we can to get Otis to complete their work as quickly as possible and we are working with our attorney and consultant to review our contract terms for remedies up to and including termination of Otis' contract.

The meeting adjourned at 1:24pm.